

113.0

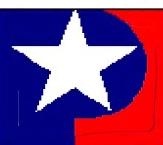
0004

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
696,200 / 696,200
696,200 / 696,200
696,200 / 696,200
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 192 | | FOREST ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------------|---------|
| Owner 1: TOMILSON MARK J/ETAL | |
| Owner 2: TOMILSON LINDA | |
| Owner 3: | |
| Street 1: 192 FOREST ST | |
| Street 2: | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | Type: |

PREVIOUS OWNER

| Owner 1: | |
|-----------|--------|
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 4,345 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1698 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4345 | | Sq. Ft. | Site | | 0 | 70. | 1.27 | 5 | | | | | | | | | 385,246 | | | | | | 385,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 4345.000 | 311,000 | | 385,200 | 696,200 | | 72218 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 09/22/18 |

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
696,200 / 696,200
696,200 / 696,200
696,200 / 696,200

!8776!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 72218 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/10/20 | 23:19:07 |
| PRINT | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| LAST REV | |
| Date | Time |
| 10/03/18 | 11:43:25 |
| mmcmakin | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 311,100 | 0 | 4,345. | 385,200 | 696,300 | 696,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 244,700 | 0 | 4,345. | 390,700 | 635,400 | 635,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 291,700 | 0 | 4,345. | 291,700 | 583,400 | 583,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 291,700 | 0 | 4,345. | 264,200 | 555,900 | 555,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 291,700 | 0 | 4,345. | 253,200 | 544,900 | 544,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 275,700 | 0 | 4,345. | 214,600 | 490,300 | 490,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 275,700 | 0 | 4,345. | 203,600 | 479,300 | 479,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 275,700 | 0 | 4,345. | 193,700 | 469,400 | 469,400 | | 12/13/2012 |

Parcel ID

113.0-0004-0004.0

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| TERRANOVA FRANC | 29297-561 | | 10/30/1998 | | 232,500 | No | No | Y | |

PAT ACCT.

8776

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|-------------------|
| 5/11/2012 | 600 | Redo Bat | 43,639 | | | | | GUT REDO OF FBATH |
| 10/28/2008 | 1357 | Foundati | 33,750 | C | | | | |
| 11/10/2006 | 981 | Redo Bat | 31,641 | C | | G8 | GR FY08 | REDO 2ND FLR BTH |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 9/22/2018 | Inspected | PH | Patrick H |
| 9/6/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/19/2012 | Info Fm Prmt | BR | B Rossignol |
| 12/13/2008 | Meas/Inspect | 336 | PATRIOT |
| 12/13/2006 | Permit Visit | BR | B Rossignol |
| 2/8/2000 | Meas/Inspect | 263 | PATRIOT |
| 8/30/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

